



1 Meadow Close, Spalding, PE11 2BL

£215,000

- Off road parking with garage
- Close proximity of town
- On a regular bus routes
- Two double bedroom
- Wrap around plot
- Modern Interior
- Corner plot close to West Elloe Avenue

Nestled in close proximity to the town, situated on a corner plot near West Elloe Avenue, this delightful bungalow boasts of a large wrap around garden, this property offers a fantastic outdoor space to enjoy all year round. Inside, you'll find well proportioned rooms complemented by a contemporary interior design that truly sets this home apart from others on the market.

Entrance Hall



Wooden door to front aspect. Wood effect flooring. Radiator. Loft access.

Lounge 12'2" x 11'11" (3.73 x 3.65)



Upvc window to front and side aspect. Wooden flooring. Radiator.

Kitchen 15'1" x 13'2" (4.60 x 4.03)



Upvc window to side and rear aspect. Base and wall units with work surface over. Sink drainer with adjustable tap over. Electric hob with extractor over. Double eye level oven. Partially tiled splashback wall. Wood effect laminate flooring. Space and plumbing for washing machine. Spot lighting. Wine rack. Vertical radiator.

Dining Room 13'1" x 5'10" (4.00 x 1.80)



Upvc window to side and rear aspect. Door to side aspect. Wood effect flooring. Radiator.

Bedroom One 10'11" x 10'10" (3.34 x 3.32)



Upvc window to front and side aspect. Carpeted. Radiator.

Bedroom Two 10'8" x 9'10" (3.27 x 3.00)



Upvc window to side aspect. Radiator. Carpeted.

Bathroom 6'6" x 6'2" (2.00 x 1.90)



Upvc window to side aspect. Bath with shower extension over. Fully tiled walls and floor. Wash hand basin. Toilet. Tiled flooring.

Separate Cloakroom



Upvc window to side aspect. Toilet with wash hand basin built in. Heated towel rail.

Garage

Up and over garage door to the front. Door to side aspect. Windows to rear aspect. Power and lighting.

Front Garden

The property features a front lawn area bordered by a wall, with a pathway leading to the front door. The driveway offers off-road parking and provides vehicle access to a single garage.

Rear Garden



The enclosed garden includes a patio area, perfect for seating and entertaining, along with a well-maintained lawn area.

Property Postcode

For location purposes the postcode of this property is: PE11 2BL

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Verified Material Information

Tenure: Freehold

Council tax band: B
 Annual charge: No charge
 Property construction: Brick
 Electricity supply: Eon
 Solar Panels: No
 Other electricity sources: No
 Water supply: Anglian Water
 Sewerage: Mains Drainage
 Heating: Gas Central Heating
 Heating features: None
 Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
 Mobile coverage: As stated by Ofcom, Indoor - EE, Three and O2 is Limited over Voice and Data. Vodafone is Limited over Voice but None over Data.
 Mobile coverage: As stated by Ofcom, Outdoor - EE, Three, O2 and Vodafone is all Likely over Voice and Data.

Parking: Driveway and Single Garage
 Building safety issues: None
 Restrictions: None
 Public right of way: None
 Flood risk: Surface Water - Low. Rivers and the Sea - Very Low.
 Coastal erosion risk: No
 Japanese Knotweed: No
 Planning permission: Please refer to SHDC planning portal for any relevant planning applications in the area.
 Accessibility and adaptations: No
 Coalfield or mining area: No
 Energy Performance rating: D

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Offer Procedure

Please note: before an offer is agreed on a

property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

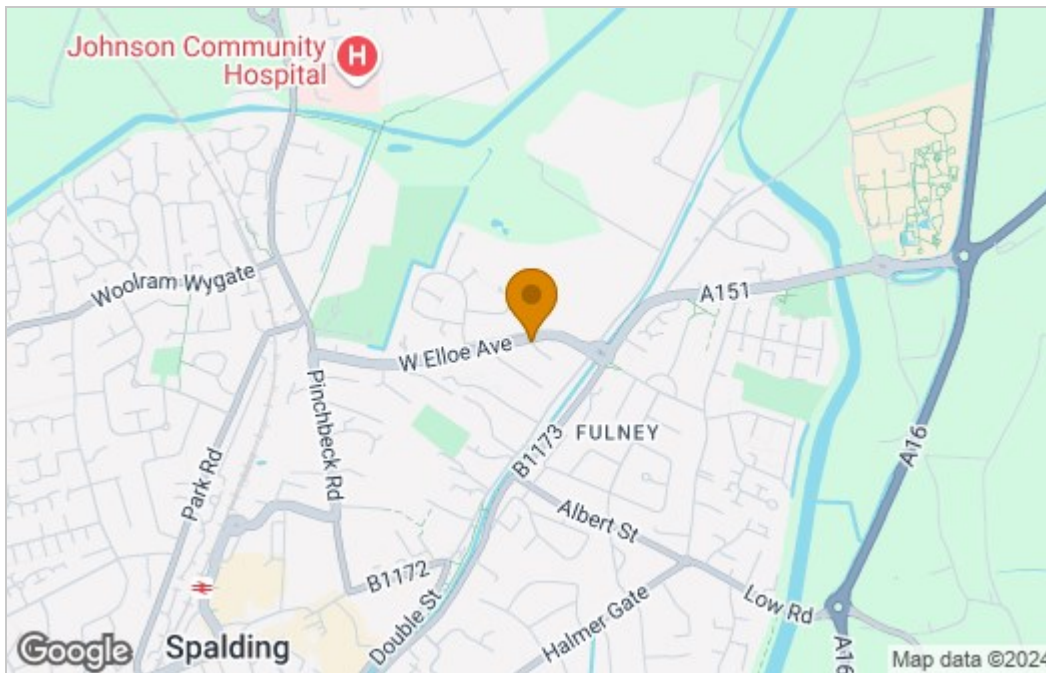
Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

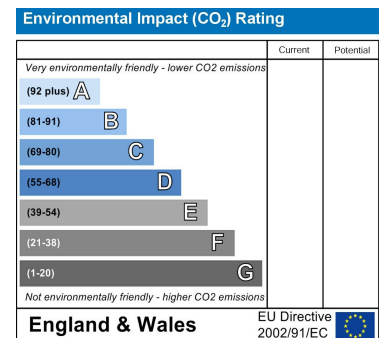
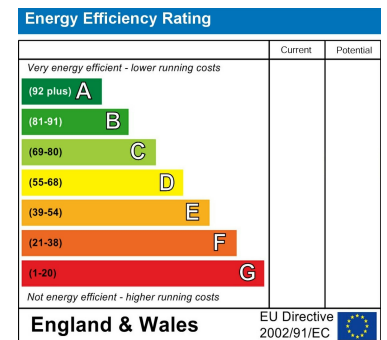
Floor Plan



Area Map



Energy Efficiency Graph



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